

Tom Davies Square

200 Brady St

Thursday, May 23, 2024

PUBLIC HEARINGS

A0040/2024

**GINETTE THERIAULT
GASTON THERIAULT**

Ward: 6

PIN 73504 2044, Parcel 24545 SEC SES SRO, Lot(s) 71, Subdivision M-524, Lot Part 6, Concession 2, Township of Hanmer, 4303 Noel Street, Val Therese, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit an existing hedgerow providing a height of 2.0m to be located in the required front yard providing a 0.4m setback from the front lot line, where hedgerows more than 1.0m in height are not permitted in the required front yard.

A0041/2024

EDWARD BRITT

Ward: 7

PIN 73513 0541, Survey Plan 53R-21307 Part(s) 3, Lot Part 5, Concession 5, Township of MacLennan, 376 MacLennan Drive, Skead, [2010-100Z, R1-1 (Low Density Residential One)]

For relief from Part 4, Section 4.2, subsection 4.2.4 a) and subsection 4.2.5, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached garage providing, firstly, a maximum height of 5.48m, where the maximum height of any accessory building or structure on a residential lot shall be 5.0m, and secondly, a rear yard setback of 3.0m with eaves encroaching 0.127m into the proposed 3.0m rear yard setback, where an accessory building greater than 2.5m in height shall be setback 4.5m from the rear lot line where the rear lot line is a streetline of a road having a width of more than 10.0m and where eaves may encroach 0.6m into the required rear yard but not closer than 0.6m to the lot line.

PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B83/19 AND B84/19 (SEP 2/19)

A0047/2024

NICOLE POTVIN

Ward: 7

PIN 73510 0033, Parcel 53399 SEC SES SRO, Survey Plan 53R-16554 Part(s) 11, and 21, Lot Part 5, Concession 6, Township of Capreol, 1850 Fire Road 4, Capreol, [2010-100Z, SLS (Seasonal Limited Service)]

For relief from Part 4, Section 4.2, subsection 4.2.5, Table 4.1 and Part 9, Section 9.3, Table 9.3 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing seasonal dwelling, two sheds and deck, firstly, for the deck to provide an east interior side yard setback of 0.0m, a west interior side yard setback of 0.6m and a rear yard setback of 0.0m, where uncovered decks greater than 1.2m in height may encroach 1.2m into the required interior side yard and 3.6m into the required rear yard, but not closer than 3.0m to the rear lot line, secondly, for shed 1 and shed 2 as identified on the site plan to provide front yard setbacks of 0.7m for shed 1 and 2.9m for shed 2, where no encroachment is permitted into the 10.0m required front yard, and thirdly, for the seasonal dwelling to provide an interior side yard setback of 2.01m, where a 2.1m interior side yard setback was approved in Minor Variance Application A0031/2017.

PREVIOUSLY SUBJECT TO MINOR VARIANCE APPLICATION A31/17 (MAY 3/17)

A0048/2024

**100005191 ONTARIO LIMITED
100005193 ONTARIO LIMITED**

Ward: 4

PIN 73345 0318, Parcel 26554 SEC SWS, Survey Plan 53R-7209 Part(s) 1, Lot Part 6, Concession 5, Township of Rayside, 3926 Regional Road 15, Chelmsford

For relief from Part 4, Section 4.2, 4.2.10.3 (c)(i) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a detached accessory building containing a secondary dwelling unit providing a net floor area of 82 percent of the gross floor area of the primary dwelling on the lot, where the maximum allowable net floor area of 45 percent is permitted.

(PREVIOUSLY SUBJECT TO CONSENT APPLICATIONS B0040/1977 TO B0042/1977 (FEBR 21/77) AND B0477/1977 AND B0478/1977 (JULY 18/77))

A0050/2024

**MARGARET MAZZUCA
TODD MAZZUCA**

Ward: 7

PIN 73507 0316, Parcel 6443 SEC SES, Lot Part 10, Concession 6 as in LT37173, except LT143003, Township of Capreol, 49 Crescent Avenue, Capreol, [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 6, Section 6.3, Table 6.2 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve a lot to be severed subject of Consent Application B0026/2024, providing a minimum lot area of 373.3 sq.m, where 465.0 sq.m is required.

ALSO SUBJECT TO CONSENT APPLICATION B0026/2024

**A REMINDER... THE NEXT SCHEDULED MEETING IS
WEDNESDAY, JUNE 5, 2024**



Greater Grand
www.greatersudbury.ca
Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 671-2489, Ext. 4376/4346
Fax (705) 673-2200

Office Use Only 2024.01.01	
A0040/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

- 1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): Genevieve Theriault & Gaston Theriault Email: [REDACTED]
Mailing Address: 4303 Noel Street Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: Val Therese Postal Code: ON Fax Phone: [REDACTED]

- 2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify.

Name of Agent: GASTON THERIAULT Email: [REDACTED]
Mailing Address: 4303 NOEL ST Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: VAL THERESE Postal Code: P3D 1S8 Fax Phone: [REDACTED]
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 3) Names and mailing addresses of any mortgagees, holders of charges or other encumbrances. (Give full particulars to ensure that any individual, company, financial institution holding a mortgage, etc. on the subject lands can be notified of this application).

Name: None
Mailing Address: _____
City: _____ Postal Code: _____

- 4) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R1-5

- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
Hedge row set back	6m.	0.4	5.6
the yard			
PROPT			

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: _____ (m)

c) Description of Proposal: EXISTING HEDGE ROW FROM YARD
TO BE SET BACK AT 2 METERS AS IS

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law: HIGH EXISTING

6) Legal Description (include any abutting property registered under the same ownership).

PIN(s): _____ Township: HAMMER
 Lot No.: 6 Concession No.: 2 Parcel(s): 24545
 Subdivision Plan No.: M524 Lot: 71 Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 4303 NORST

7) Date of acquisition of subject land. JUNE 1978

8) Dimensions of land affected.
 Frontage 46.3 (m) Depth 31.2 (m) Area _____ (m²) Width of Street _____ (m)

9) Particulars of all buildings:

	House	Shed Existing	Shed	Hedge row	Proposed
Ground Floor Area:	185.22	7.2	8.9		
Gross Floor Area:	185.22	7.2	8.9		
No. of storeys:	1	1	1		
Width:	9.8	2.4	2.4		
Length:	18.9	3	3.7		
Height:	6	2.3	2.3	2 m	

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	House	Shed Existing	Shed	Hedge row	Proposed
Front:	7.4	30.7	30.7	0.4	
Rear:	11.79	7.5	7.5	0.4	
Side:	30.59	1.5	1.5	0.4	
Side:	18.1	21.9	21.9	2.00	

11) What types of water supply, sewage disposal and storm drainage are available? What type of access to the land?

<input checked="" type="checkbox"/> Municipally owned & operated piped water system	<input checked="" type="checkbox"/> Provincial Highway	<input type="checkbox"/>
<input checked="" type="checkbox"/> Municipally owned & operated sanitary sewage system	<input checked="" type="checkbox"/> Municipal Road	<input type="checkbox"/>
<input type="checkbox"/> Lake	<input type="checkbox"/> Maintained Yearly	<input checked="" type="checkbox"/>
<input type="checkbox"/> Individual Well	<input type="checkbox"/> Maintained Seasonal	<input type="checkbox"/>
<input type="checkbox"/> Communal Well	<input type="checkbox"/> Right-of-way	<input type="checkbox"/>
<input type="checkbox"/> Individual Septic System	<input type="checkbox"/> Water	<input type="checkbox"/>
<input type="checkbox"/> Communal Septic System	<input type="checkbox"/> If access is by water only, provide parking and docking facilities to be used.	
<input type="checkbox"/> Pit Privy		
<input type="checkbox"/> Municipal Sewers/Ditches/Swales		

12) Date(s) of construction of all buildings and structures on the subject land.
HOUSE - 1959 - SHED 1978 SHED 1980

13) Existing use(s) of the subject property and length of time it / they have continued.
 Use(s): PRIVATE Length of time: 60 YEARS

14) Proposed use(s) of the subject property.
 Same as #13 or, _____

15) What is the number of dwelling units on the property? 1

16) If this application is approved, would any existing dwelling units be legalized? Yes No
 If "yes", how many? _____

17) Existing uses of abutting properties: RESIDENTIAL

A0040/2024

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? Yes No

If "yes", indicate the application number(s): _____
or, describe briefly, _____

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? Yes No

If "yes", indicate application number(s) and status of application(s): _____

20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors? Yes No

If 'Yes', indicate application number(s) and status of application(s): _____

21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan? Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Ginette Thériault & Gaston Thériault (please print all names), the registered owner(s) of the property described as 4303 Noel Street, Val Thérèse, ON, R3P 1S8 in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

g) appoint and authorize GASTON THÉRIAULT (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 16~~th~~ day of April, 2024

[Signature]
(witness)

[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name GASTON THÉRIAULT GINETTE THÉRIAULT
*I have authority to bind the Corporation

10040/2024

To whom it may concern,

We live on **4303 Noel Street, Val Therese, Ontario**. We don't know why the plan that the City of Greater Sudbury have the front of our property on **Labelle Street** rather than **Noel Street**.

Originally our street number was **1473 Elm Street** and later the city changed it to **1473 Noel Crescent** and once again it changed to **4303 Noel Street** because the front of our house is on **Noel Street**.

When planning for planting our trees, we made sure to follow the regulations for planting on our **side lot** on **Labelle Street** with the setback for a corner lot and we even set back an extra 2 meters.

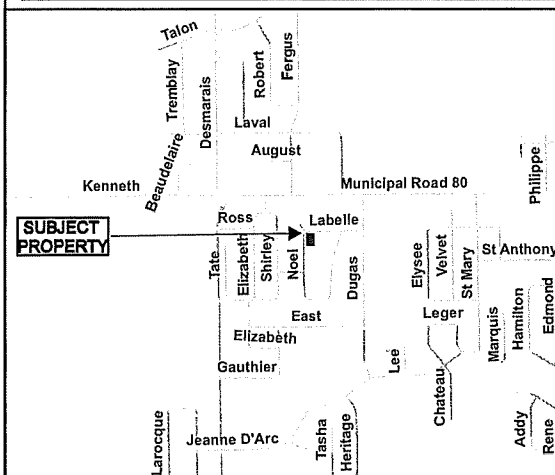
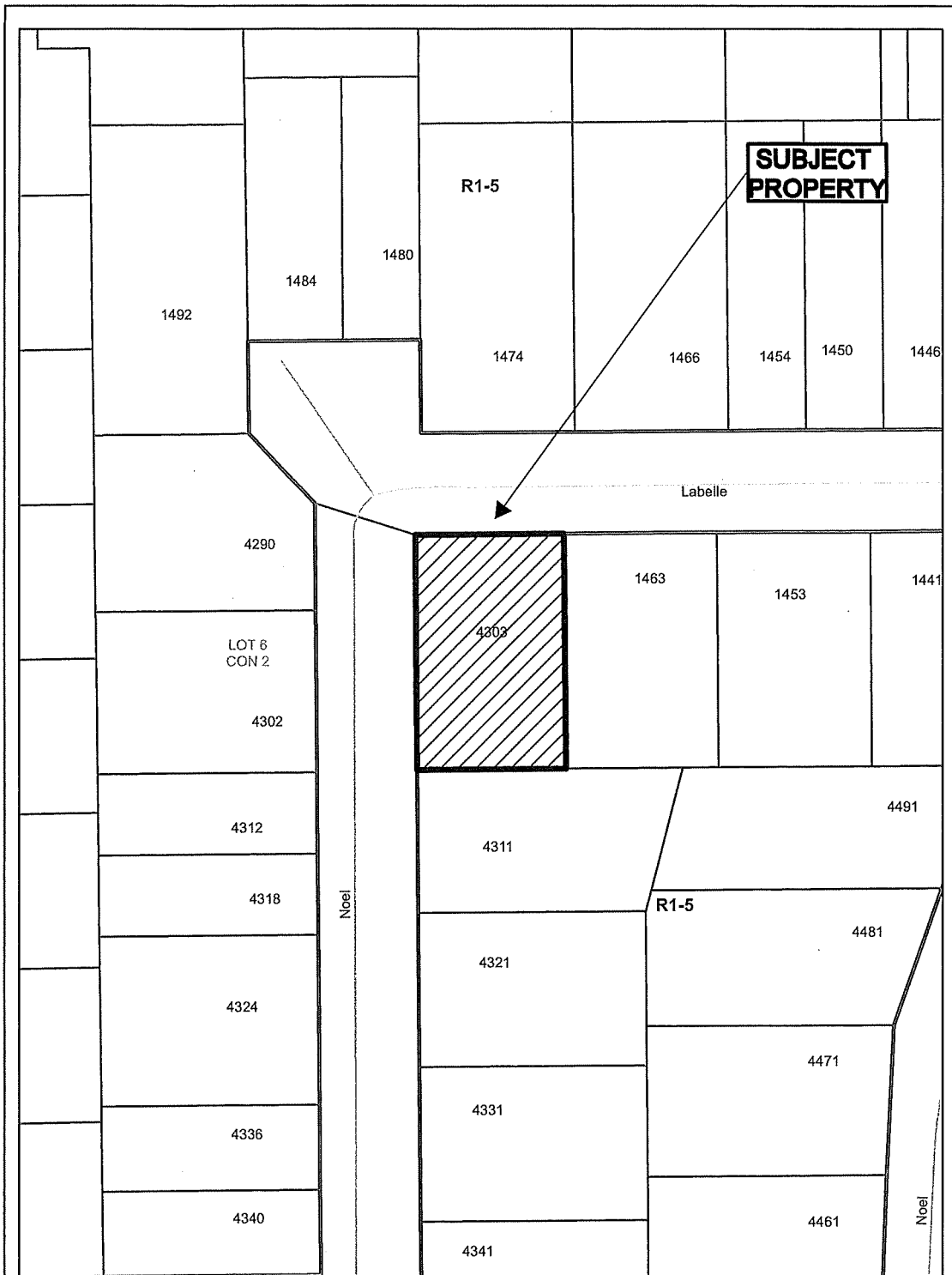
The cedar that were planted have always been kept below the 2-meter height that is in the requirement and has always been well maintained. Most people in our neighbourhood comment on how well kept our yard is including the cedars. Many ask how do we managed to cut them so even. If you need more information, please do not hesitate to contact us to the following number [REDACTED] or [REDACTED]

Sincerely,

Gaston Thériault and Ginette Thériault

P.S. Our Counsellor Mr. René Lapierre is also aware of what has been happening in our neighbourhood with many complaints. He has also, made a motion for the by-laws to review this regulation as it is over 20 years old and should be reviewed and up-dated.

A0040/2024



**Application for Minor
Variance or Permission**



Subject Property being PIN 73504-2044,
Parcel 24545 SEC SES SRO, Lot 71, Plan M-524,
Part Lot 6, Concession 2, Township of Hanmer,
4303 Noel Street, Val Therese,
City of Greater Sudbury

Sketch 1, NTS
NDCA

A0040/2024
Date: 2024 04 19

LABELLE STREET

31.2m

Hedge
31.2m
19.0m
LOT LINE

9.9m

9.9m
36.42m

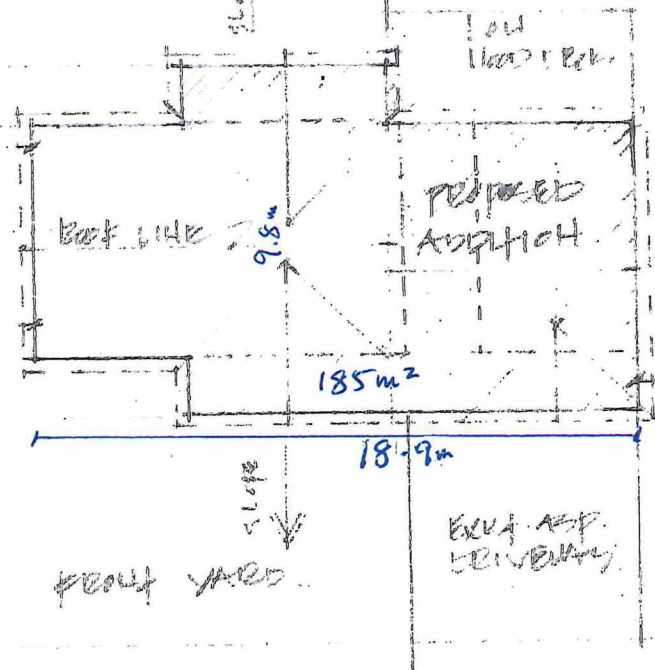
24.42m
7.4m

9.3m
30.49m

9.3m
30.49m

13.6m
44.54m

28.54m
11.75m



46.3m
152.0

1.5m

LOT LINE

21.9m

Shed
7.2m x 3m
2.4m

21.9m

1.5m

8.9m x 3.7m
2.4m x 1.5m

REAR YARD

EXISTING LANDSCAPE TO REMAIN

44.54m
13.6m

Hedge

LOT LINE

185m²

18.9m

18.1m

7.4m
24.42m

EXIST. ASP. DRIVEWAY

LOT LINE

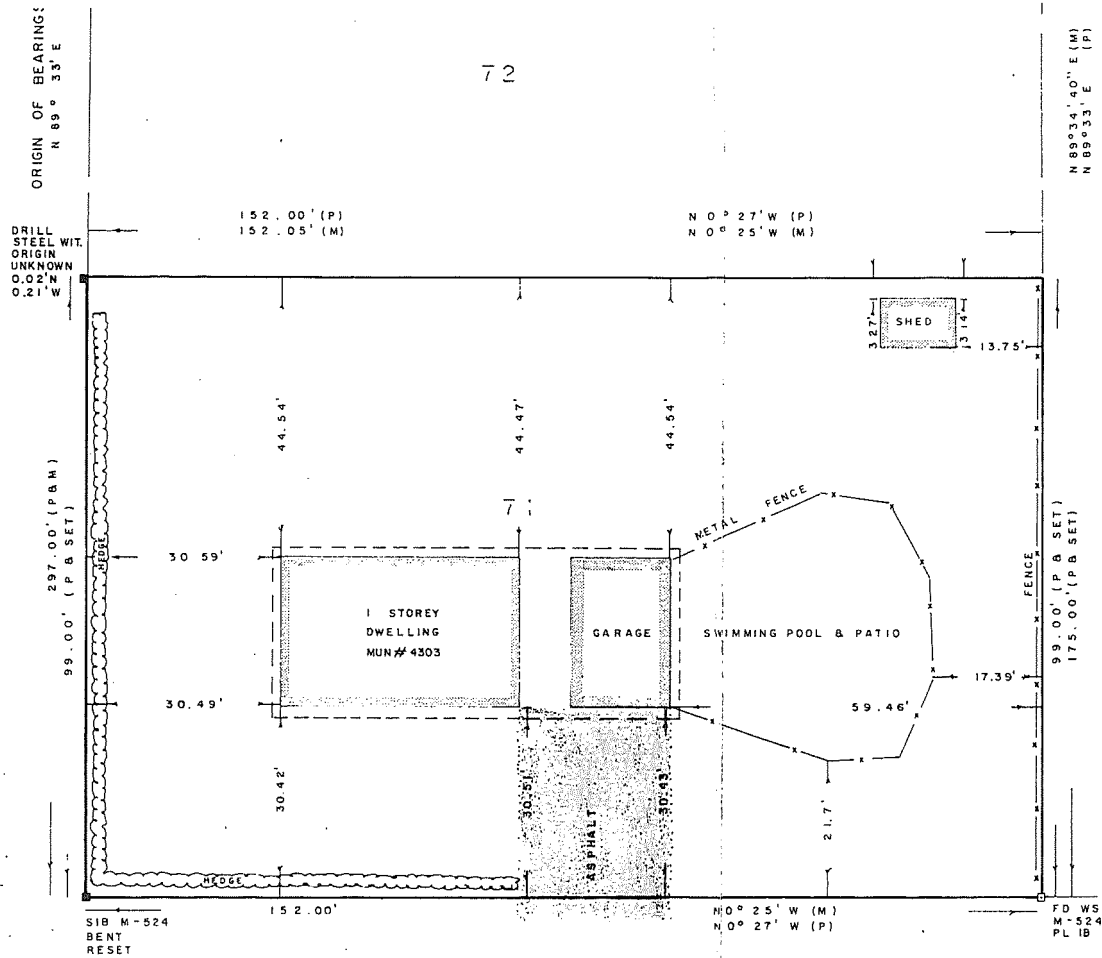
7.0m

HOEL STREET

A0040/2024
Sketch 2

STREET

LABELLE



NOEL

FORMERLY ELM CRESCENT

STREET

- WS DENOTES WOOD STAKE
- SID DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- ID DENOTES IRON BAR
- RB DENOTES ROCK BAR
- CC DENOTES CUT CROSS
- DENOTES FOUND
- (M) DENOTES MEASURED
- (P) DENOTES PLAN

NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH.
LIMIT OF LABELLE STREET SHOWN ON PLAN M-524 AS HAVING
A BEARING OF N89°33'E

© LANE AND OGILVIE LTD 1986

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 23rd DAY OF JULY 1986

JULY 24, 1986
DATE

R. T. LANE
ONTARIO LAND SURVEYOR

PLAN SHOWING BUILDING LOCATION
LOT 71
REGISTERED PLAN M-524
TOWNSHIP OF HANMER
TOWN OF VALLEY EAST
REGIONAL MUNICIPALITY OF SUDBURY

DATE:	SCALE:	REF. No. (20)
1986	1" = 20"	M-524 II - 6 HANMER

LANE AND OGILVIE LTD
ONTARIO LAND SURVEYORS &
CANADA LANDS SURVEYORS
127 PINE ST - SUDBURY

1004012024 sketch 3



Box 5000, Station 'A', 200 Brady Street
 Sudbury ON P3A 5P3
 Tel. (705) 671-2489, Ext. 4376/4346
 Fax (705) 673-2200

Office Use Only 2024.01.01	
A 0071/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury
APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
 APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

- 1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): EDWARD BRITT Email: [REDACTED]
 Mailing Address: 376 MACLENNAN DRIVE Home Phone: [REDACTED]
 City: SKEAD Postal Code: P0M 2Y0 Fax Phone: [REDACTED]

- 2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify.

Name of Agent: _____ Email: _____
 Mailing Address: _____ Home Phone: _____
 _____ Business Phone: _____
 City: _____ Postal Code: _____ Fax Phone: _____
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 3) Names and mailing addresses of any mortgagees, holders of charges or other encumbrances. (Give full particulars to ensure that any individual, company, financial institution holding a mortgage, etc. on the subject lands can be notified of this application).

Name: CHISE DESJARDIN
 Mailing Address: 1380 LASSIE
 City: SUDBURY Postal Code: P3A 1Z6

- 4) Current Official Plan designation: RURAC Current Zoning By-law designation: R-1

- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
RAISE ROOF PEAK	16.5 FT	18.0 FT	1.5 FEET
	5.0	5.48	0.48
Table 4.1 - Accessory Building	4.5m	3.0m	1.5m
Rear Yard			

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.127 (m)

c) Description of Proposal: RAISE PEAK TO MATCH EXISTING
HOUSE PROPOSED DETACH GARAGE

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
NEED ADDITIONAL HEIGHT FOR PROPOSED 9 FOOT
DOOR FOR STORAGE OF TRAILER

6) Legal Description (include any abutting property registered under the same ownership).

PIN(s): _____ Township: MACLENNAN
 Lot No.: 1365 Concession No.: 3 Parcel(s): _____
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: _____ Part(s): _____
 Municipal Address or Street(s): 376 MACLENNAN DR.

7) Date of acquisition of subject land. January 20, 2023

8) Dimensions of land affected.

Frontage ~~21.34~~ (m) Depth 56 (m) Area ~~1183~~ ¹⁵²⁶ (m²) Width of Street _____ (m)

9) Particulars of all buildings:

	House Existing		Garage Proposed	
Ground Floor Area:	<u>153.26</u>	(m ²)	<u>118.3</u>	(m ²)
Gross Floor Area:	<u>153.26</u>	(m ²)	<u>118.3</u>	(m ²)
No. of storeys:	<u>ONE</u>		<u>ONE</u>	
Width:	<u>9.7</u>	(m)	<u>8.7</u>	(m)
Length:	<u>15.8</u>	(m)	<u>12.2</u>	(m)
Height:	<u>6.4</u>	(m)	<u>5.48</u>	(m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing		Proposed	
Front:	<u>12.5</u>	(m)	<u>33</u>	(m)
Rear:	<u>6.0</u> / <u>14.5 (14.5)</u>	(m)	<u>3.0 (3.0)</u>	(m)
Side:	<u>12.7</u>	(m)	<u>12.2</u>	(m)
Side:	<u>6.0</u>	(m)	<u>12.2</u>	(m)

11) What types of water supply, sewage disposal and storm drainage are available?

What type of access to the land?

- Municipally owned & operated piped water system
- Municipally owned & operated sanitary sewage system
- Lake
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Pit Privy
- Municipal Sewers/Ditches/Swales

- Provincial Highway
- Municipal Road
- Maintained Yearly
- Maintained Seasonal
- Right-of-way
- Water
- If access is by water only, provide parking and docking facilities to be used.

12) Date(s) of construction of all buildings and structures on the subject land.

Nov 1 / 2023

13) Existing use(s) of the subject property and length of time it / they have continued.

Use(s): RESIDENTIAL Length of time: 6 MONTHS

14) Proposed use(s) of the subject property.

Same as #13 or, _____

15) What is the number of dwelling units on the property? ONE

16) If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

17) Existing uses of abutting properties: RESIDENTIAL

NOV 1 / 2024

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? Yes No

If "yes", indicate the application number(s): _____ or, describe briefly, _____

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? Yes No

If "yes", indicate application number(s) and status of application(s): _____

20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors? Yes No

If "Yes", indicate application number(s) and status of application(s): _____

21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan? Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, EDUARDO BRITT (please print all names), the registered owner(s) of the property described as 376 MACLENNAN DR. SKEAD in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

g) appoint and authorize _____ (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 19 day of April, 2024

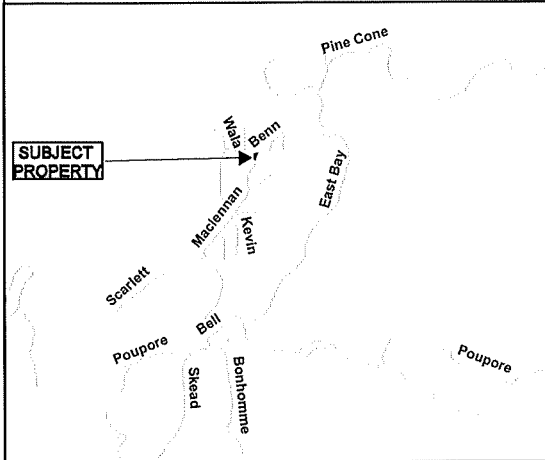
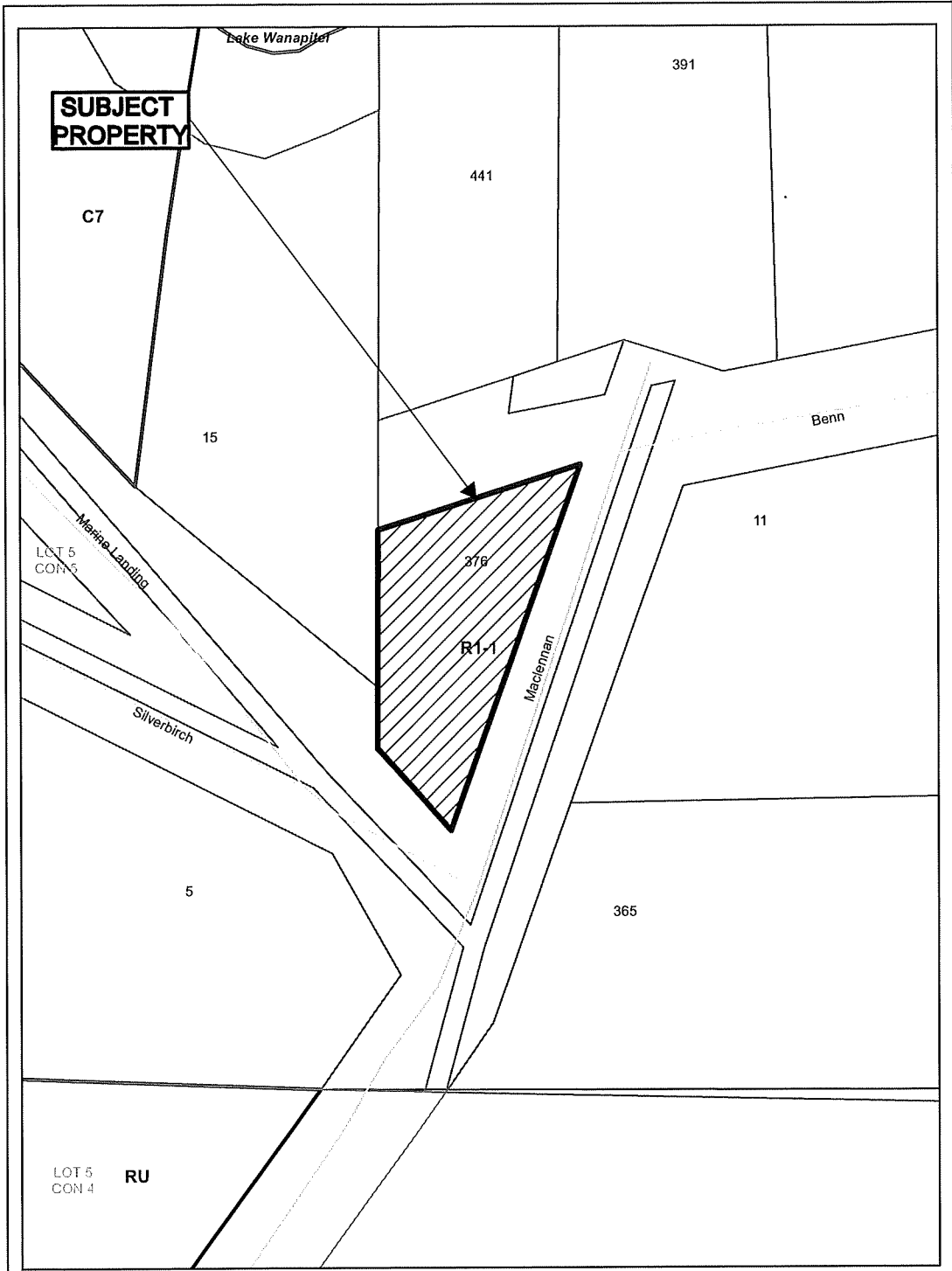
(witness) [Signature]

[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: EDUARDO BRITT

*I have authority to bind the Corporation

10041/2024



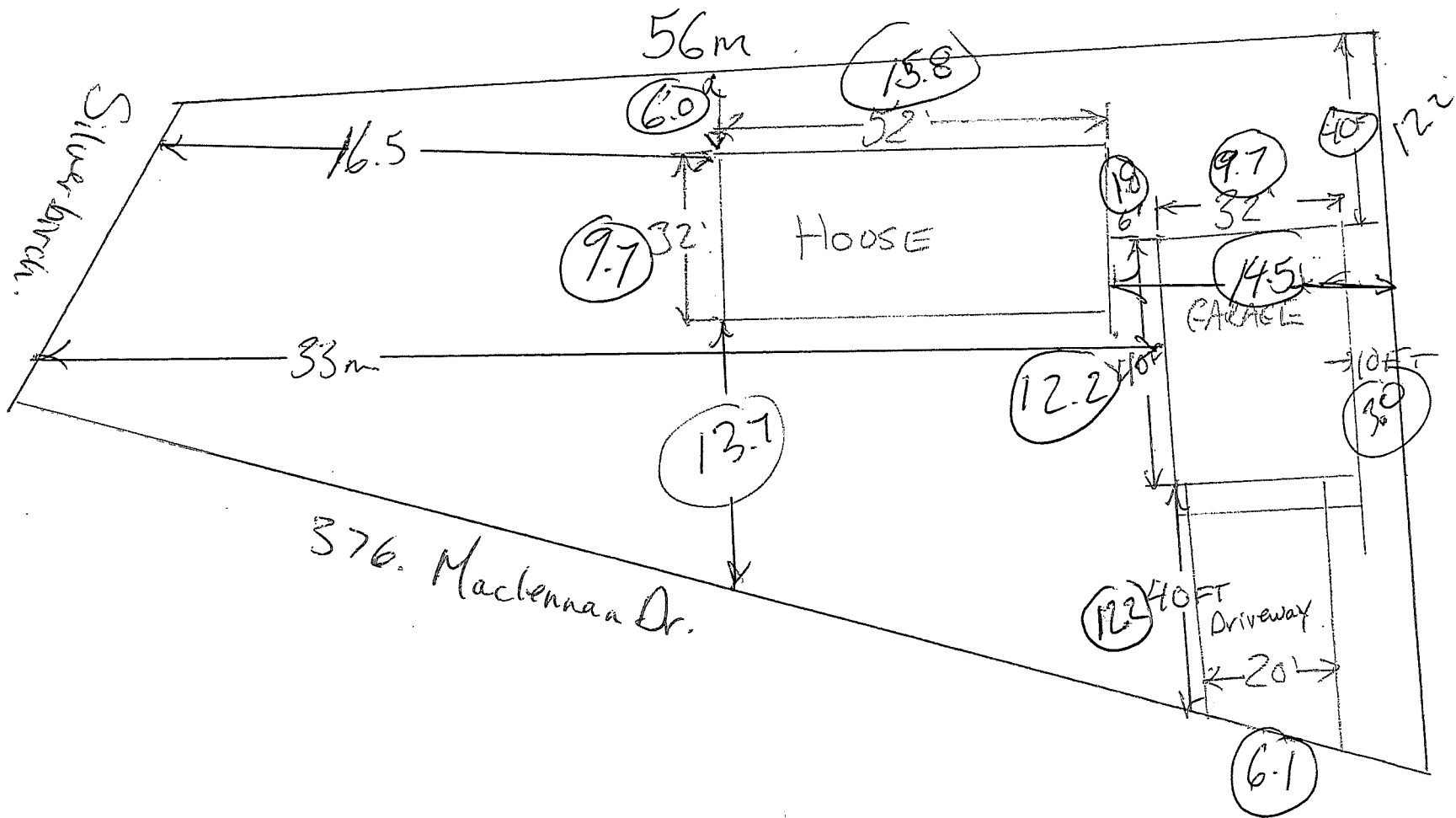
Application for Minor Variance or Permission



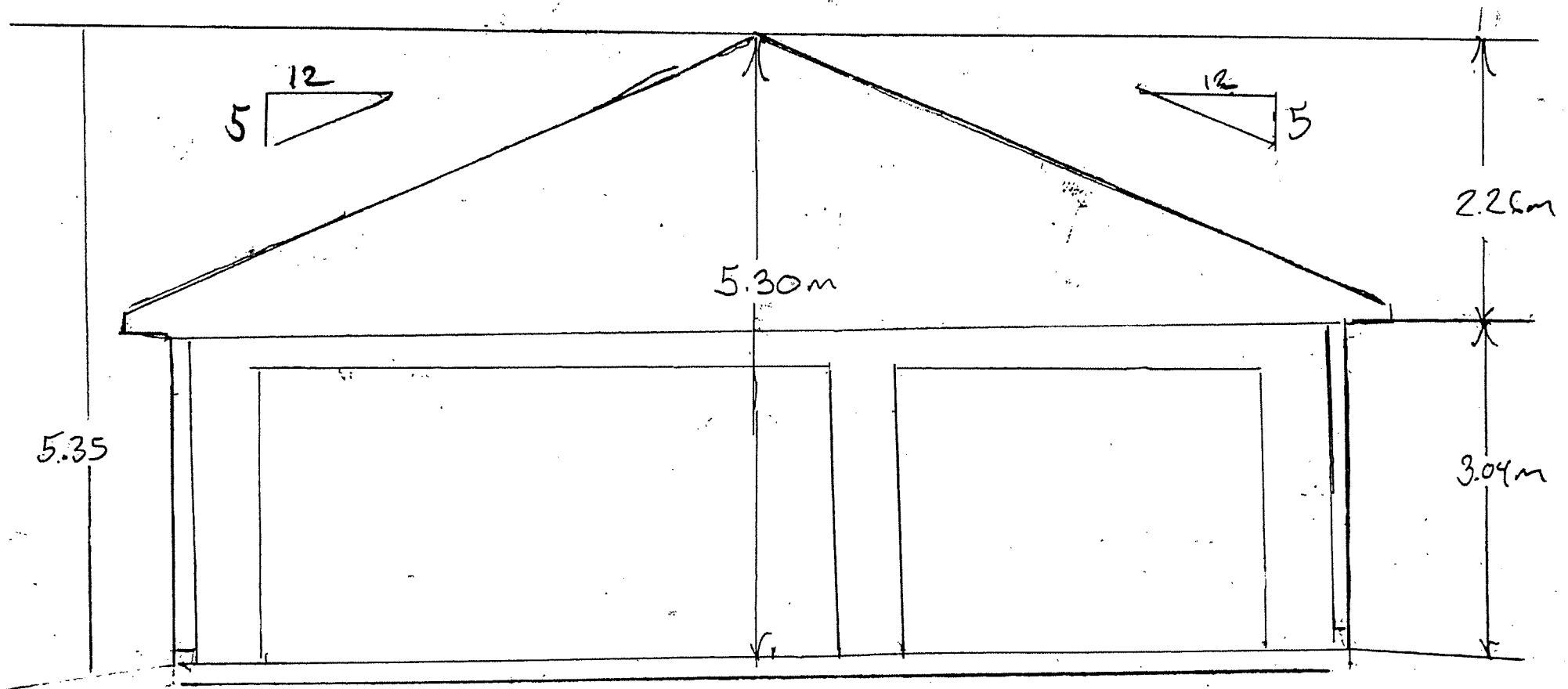
Subject Property being PIN 73513-0541,
 Part Lot 5, Concession 5, Part 3, Plan 53R-21307,
 Township of Macleannan, 376 Macleannan Drive, Skead,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0041/2024
 Date: 2024 04 23



A0041/2024
 sketch 2



A0041/2024
Sketch 3



Box 5000, Station 'A', 200 Brady Street
 Sudbury ON P3A 5P3
 Tel. (705) 671-2489, Ext. 4376/4346
 Fax (705) 673-2200

Office Use Only 2024.01.01	
A004712024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the *Planning Act*, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

- 1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): Nicole Potvin Email: [REDACTED]
 Mailing Address: 1664 First St Home Phone: [REDACTED]
 City: Val Caron Postal Code: P3N 1J9 Fax Phone: [REDACTED]

- 2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify:

Name of Agent: A.L. Permits - Angela Lanteigne Email: [REDACTED]
 Mailing Address: 460 Boyce St Home Phone: [REDACTED]
1850 Fire Road #4, Capreol Business Phone: [REDACTED]
 City: Sudbury Postal Code: P3A 2G7 Fax Phone: [REDACTED]
 Note: Unless otherwise requested, all communication will be sent to the agent, if a

- 3) Names and mailing addresses of any mortgagees, holders of charges or other encumbrances. (Give full particulars to ensure that any individual, company, financial institution holding a mortgage, etc. on the subject lands can be notified of this application).

Name: Sudbury Credit Union
 Mailing Address: 9 2nd Ave N
 City: Sudbury Postal Code: P3B 3L7

- 4) Current Official Plan designation: Rural Current Zoning By-law designation: SLS

- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
Deck - s/y setback	1.2m	0	1.2m
Deck - r/y setback + encroachment	3.0m	0	3.0
Deck - s/y setback	1.2 m	0.6m	0.6m
Shed 1 f/y setback & Shed 2 - f/y setback	10.0m	0.7 m & 2.9m	9.3m & 7.1m
Existing dwelling	2.1m (A0031/2017)	2.01	0.9m

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: _____ (m)

- c) Description of Proposal:
Property owner is looking to legalize 2 existing 8 x 10 sheds, a 3 tier rear deck with an encroachment onto CGS property and an amendment to the existing dwelling under previous MV (A0031/2017) for side yard setback.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
The proposal cannot comply with the provisions of the zoning by-law as the structures are already in place and substantial financial hardship would be incurred to dismantle and rebuild. The main dwelling structure was constructed by the previous owner and current owner constructed without benefit of permit believing her builder who said she didn't need a permit. The sheds, gazebo and sauna can be relocated by the owner if required.

6) Legal Description (include any abutting property registered under the same ownership).

PIN(s): _____ Township: CAPREOL
 Lot No.: 5 Concession No.: 6 Parcel(s): 53398 & 53399
 Subdivision Plan No.: _____ Lot: _____ Reference Plan No.: 53R16559 Part(s): 3, 11 & 21
 Municipal Address or Street(s): 1850 Fire Road #4, Capreol

7) Date of acquisition of subject land. 12/18/20 _____

8) Dimensions of land affected.

Frontage 12.94 (m) Depth 41.74 (m) Area 974.98 (m²) Width of Street (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	see attachment (m ²)	(m ²)
Gross Floor Area:	(m ²)	(m ²)
No. of storeys:		
Width:	(m)	(m)
Length:	(m)	(m)
Height:	(m)	(m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Front:	see attachment (m)	(m)
Rear:	(m)	(m)
Side:	(m)	(m)
Side:	(m)	(m)

11) What types of water supply, sewage disposal and storm drainage are available?

What type of access to the land?

- | | | | |
|---|-------------------------------------|--|-------------------------------------|
| Municipally owned & operated piped water system | <input type="checkbox"/> | Provincial Highway | <input type="checkbox"/> |
| Municipally owned & operated sanitary sewage system | <input type="checkbox"/> | Municipal Road | <input type="checkbox"/> |
| Lake | <input type="checkbox"/> | Maintained Yearly | <input type="checkbox"/> |
| Individual Well | <input checked="" type="checkbox"/> | Maintained Seasonal | <input type="checkbox"/> |
| Communal Well | <input type="checkbox"/> | Right-of-way | <input checked="" type="checkbox"/> |
| Individual Septic System | <input checked="" type="checkbox"/> | Water | <input type="checkbox"/> |
| Communal Septic System | <input type="checkbox"/> | If access is by water only, provide parking and docking facilities to be used. | |
| Pit Privy | <input type="checkbox"/> | | |
| Municipal Sewers/Ditches/Swales | <input type="checkbox"/> | | |

12) Date(s) of construction of all buildings and structures on the subject land.

SEASONAL DWELLING 2017, SHEDS 2022, DECK 2022, SAUNA 2022, GAZEBO 2022

13) Existing use(s) of the subject property and length of time it / they have continued.

Use(s): SEASONAL DWELLING Length of time: APPROX 6 YEARS

14) Proposed use(s) of the subject property.

Same as #13 or, _____

15) What is the number of dwelling units on the property? 1

16) If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many? _____

17) Existing uses of abutting properties: SEASONAL DWELLINGS

A0047/2024

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? Yes No

If "yes", indicate the application number(s): A0031/2019
or, describe briefly, _____

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? Yes No

If "yes", indicate application number(s) and status of application(s): _____

20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors? Yes No

If "Yes", indicate application number(s) and status of application(s): _____

21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan? Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, Nicole Potvin (please print all names), the registered owner(s) of the property described as 1850 Fire Road 4

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

g) appoint and authorize Ana-Lara Lanteigne - A.L. Permits (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 28th day of MARCH, 2024

JAMES H. JEFFREY
(Witness)

Nicole Potvin
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: NICOLE POTVIN

*I have authority to bind the Corporation

A004712024

**APPLICATION FOR MINOR VARIANCE APPENDIX
1850 FIRE ROAD #4
QUESTIONS 9 & 10 - BUILDING PARTICULARS AND LOCATIONS**

10) Location of all buildings and structures on or proposed for the subject lands

Building:	Seasonal Dwelling	Existing		Proposed	
Front:		33.89(m)		No change	
Rear:		12.46m		No change	
Side:		4.02(m)		No change	
Side:		2.01(m)		No change	
Building:	Sheds 1 & 2	Existing		Proposed	
		Shed 1	Shed 2	Shed 1	Shed 2
Front:		0.7(m)	2.9(m)	No change	
Rear:		43.2(m)	43.2(m)	No change	
Side:		8.52(m)	4.11(m)	No change	
Side:		1.24(m)	5.65(m)	No change	
Bulding:	Gazebo	Existing		Proposed	
Front:		32(m)		No change	
Rear:		8.26(m)		No change	
Side:		8.45(m)		No change	
Side:		0.6(m)		No change	
Building:	Sauna	Existing		Proposed	
Front:		20.63(m)		No change	
Rear:		23.72(m)		No change	
Side:		5.8(m)		No change	
Side:		3.35(m)		No change	
Building:	3 Tier Deck	Existing		Proposed	
Front:		33.02(m)		No change	
Rear:		0 (m) + encroachment		No change	
Side:		0.6 (m)		No change	
Side:		0 (m)		No change	

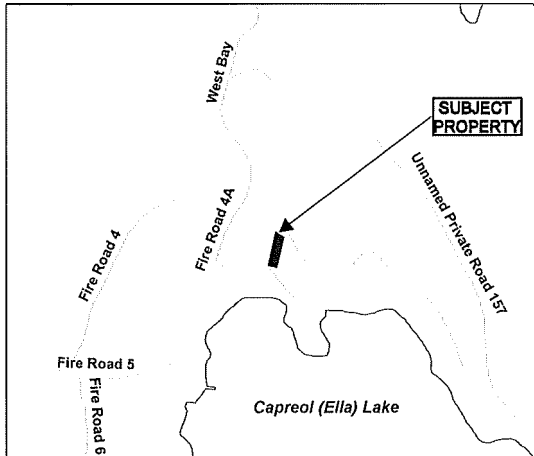
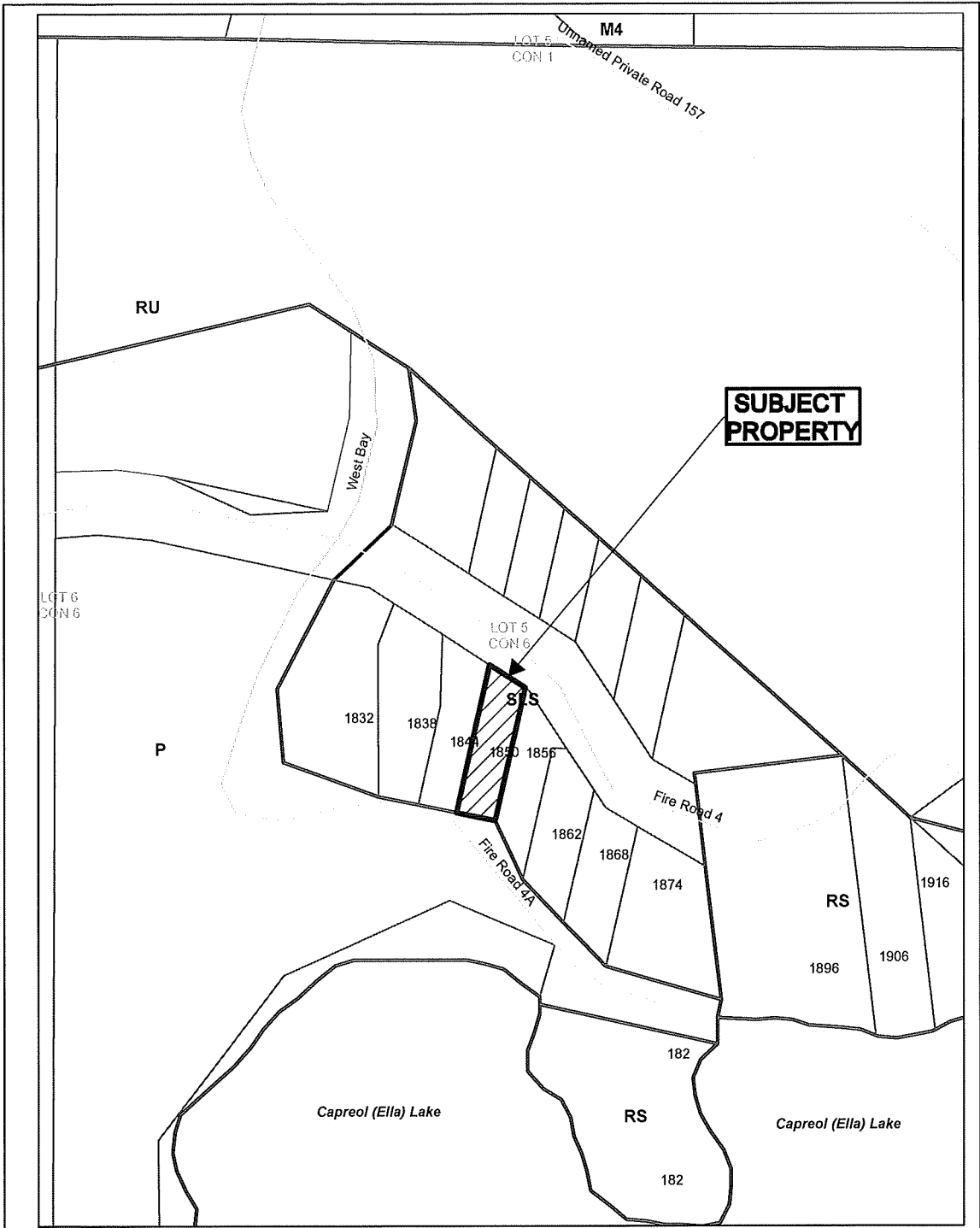
A004712024

**APPLICATION FOR MINOR VARIANCE APPENDIX
1850 FIRE ROAD #4
QUESTIONS 9 & 10 - BUILDING PARTICULARS AND LOCATIONS**

9) - Particulars of all buildings:

Building:	Seasonal Dwelling	Existing	Proposed
Ground Floor Area:		55.8(m2)	No change
Gross Floor Area:		55.8(m2)	No change
No. of Storeys:		1	No change
Width:		6 (m)	No change
Length:		9.14(m)	No change
Height:		4.9 (m)	No change
Building:	Sheds 1 & 2	Existing	Proposed
		Shed 1	Shed 2
Ground Floor Area:		7.43(m2)	No change
Gross Floor Area:		7.43(m2)	No change
No. of Storeys:		1	No change
Width:		2.43 (m)	No change
Length:		3.04 (m)	No change
Height:		2.43 (m)	No change
Building:	Gazebo	Existing	Proposed
Ground Floor Area:		11.1 (m2)	No change
Gross Floor Area:		11.1 (m2)	No change
No. of Storeys:		1	No change
Width:		3 (m)	No change
Length:		3.6 (m)	No change
Height:		2.4 (m)	No change
Building:	Sauna	Existing	Proposed
Ground Floor Area:		5.58 (m2)	No change
Gross Floor Area:		5.58 (m2)	No change
No. of Storeys:		1	No change
Width:		1.8 (m)	No change
Length:		3.0 (m)	No change
Height:		2.4 (m)	No change
Building:	3 Tier Deck	Existing	Proposed
Ground Floor Area:		103.12 (m2)	No change
Gross Floor Area:		103.12 (m2)	No change
No. of Storeys:		1	No change
Width:		11.58 (m)	No change
Length:		17.8 (m)	No change
Height:		0.6 - 3.0 (m)	No change

A004712024

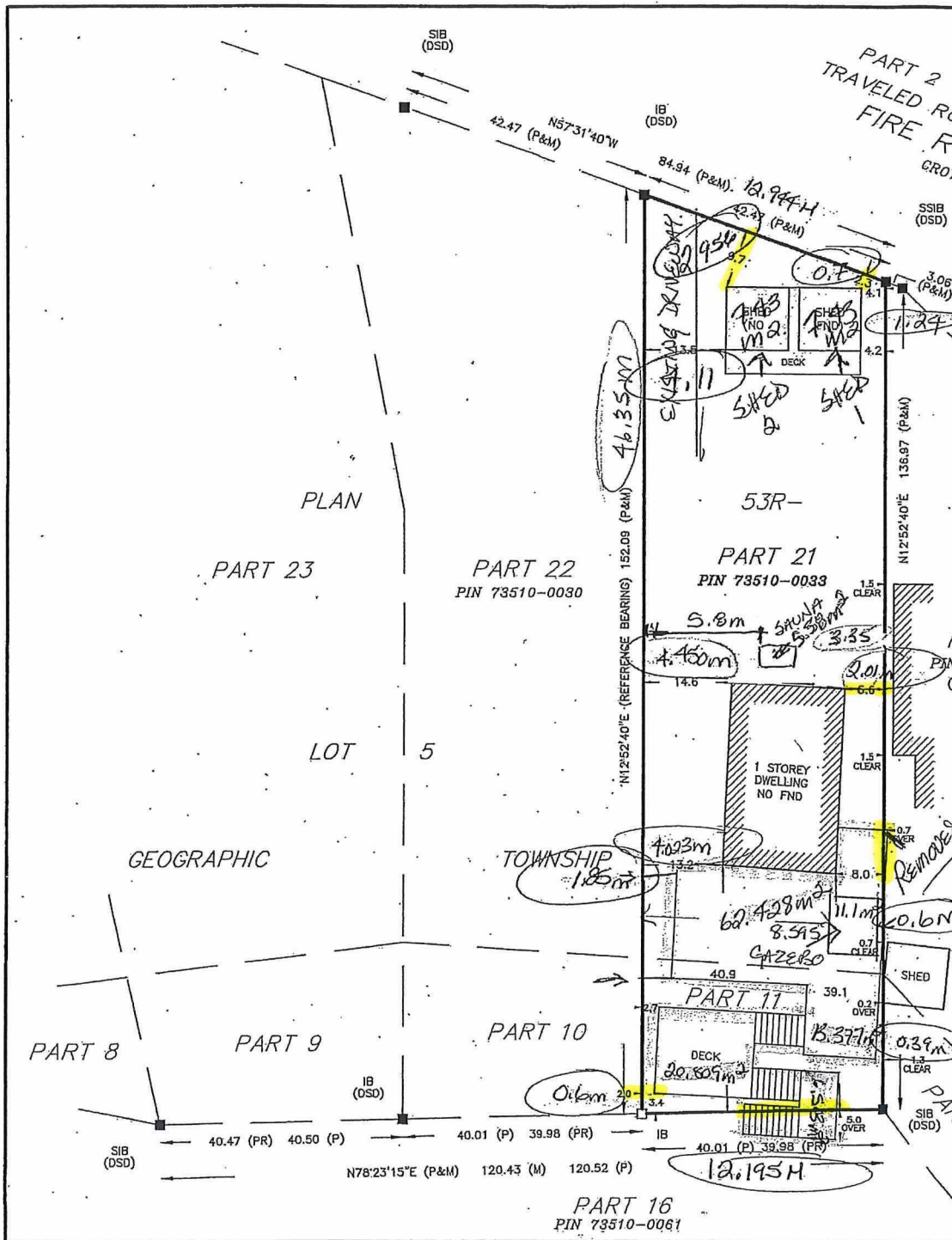


Application for Minor Variance or Permission

Subject Property being PIN 73510-0033, Parcel 53399 SEC SES, SRO, Part Lot 5, Concession 6, Parts 11 and 21, Plan 53R-16554, Township of Capreol, 1850 Fire Road 4, Capreol, City of Greater Sudbury

Sketch 1, NTS
NDCA

A0047/2024
Date: 2024 05 06



A0047/2024
 sketch 2



Box 5000, Station 'A', 200 Brady Street
 Sudbury ON P3A 5P3
 Tel. (705) 671-2489, Ext. 4376/4346
 Fax (705) 673-2200

Office Use Only 2024.01.01	
A 0048/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

- 1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): 1000005191 Ontario Limited/1000005193 On Email: [Redacted]
 Mailing Address: 2527 Peter St Home Phone: [Redacted]
 Business Phone: [Redacted]
 City: Blezard Valley Postal Code: P0M 1E0 Fax Phone: [Redacted]

- 2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify:

Name of Agent: 1000005191 ONT. LTD. CORY ANTOINE Email: [Redacted]
 Mailing Address: 2834 Belisle dr. Val Caron Home Phone: [Redacted]
 3926 Regional Rd. 15, Chelmsford Business Phone: [Redacted]
 City: Val Caron Postal Code: P3N 1B3 Fax Phone: [Redacted]
 Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 3) Names and mailing addresses of any mortgagees, holders of charges or other encumbrances. (Give full particulars to ensure that any individual, company, financial institution holding a mortgage, etc. on the subject lands can be notified of this application).

Name: Not Applicable None
 Mailing Address: _____
 City: _____ Postal Code: _____

- 4) Current Official Plan designation: Agricultural Reserve Current Zoning By-law designation: RU

- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
Gross Floor area of detached secondary unit	45% of Primary Dwelling	82% of Primary Dwelling	37 35%

- b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: _____ (m)

- c) Description of Proposal:
 Two bedroom detached slab on grade secondary unit designed for increased density rentals for seniors with one floor living for easy access.

- d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
 Primary Dwelling is not large for a 1 acre rural property at 1356 Square feet (126 Sq M). 45% of primary dwelling GFA per bylaw would only allow for 610.3 Sq Ft (56.7 Sq M) secondary structure which is too small a living space to allow for mobility, storage, and functional living for seniors downsizing to one floor living, which is what this unit is designed for.

6) Legal Description (include any abutting property registered under the same ownership).

PIN(s): 73345-0318 LT Township: Rayside
 Lot No.: 6 Concession No.: 5 Rayside Parcel(s): 26554
 Subdivision Plan No.: Lot: Reference Plan No.: 53R7209 Part(s): 1
 Municipal Address or Street(s): 3926 Regional Rd 15, Chelmsford

7) Date of acquisition of subject land. October 04, 2023

8) Dimensions of land affected.

Frontage 45.7 (m) Depth 88.5 (m) Area 4046.86 (m²) Width of Street 30 (m)

9) Particulars of all buildings:

	Existing		SU	SFD w/SU Proposed	
Ground Floor Area:	0	(m ²)	104	126.9	(m ²)
Gross Floor Area:	0	(m ²)	104	126.9	(m ²)
No. of storeys:	0		1	1+ Full Basement	
Width:	0	(m)	9.8	12.8	(m)
Length:	0	(m)	11	10.2	(m)
Height:	0	(m)	4.7	5.2	(m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing		SU	SFD w/SU Proposed	
Front:	0	(m)	55.3	21.8	(m)
Rear:	0	(m)	15.5	49.2	(m)
Side:	0	(m)	6.6	20.7	(m)
Side:	0	(m)	29.3	12.2	(m)

11) What types of water supply, sewage disposal and storm drainage are available?

- Municipally owned & operated piped water system
- Municipally owned & operated sanitary sewage system
- Lake
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Pit Privy
- Municipal Sewers/Ditches/Swales

What type of access to the land?

- Provincial Highway
- Municipal Road
- Maintained Yearly
- Maintained Seasonal
- Right-of-way
- Water
- If access is by water only, provide parking and docking facilities to be used.

12) Date(s) of construction of all buildings and structures on the subject land.

Currently Vacant Land

13) Existing use(s) of the subject property and length of time it / they have continued.

Use(s): Agricultural Length of time: Unknown

14) Proposed use(s) of the subject property.

Same as #13 or, Residential primary dwelling with secondary unit in basement plus detached secondary unit.

15) What is the number of dwelling units on the property? Currently None. Proposing three

16) If this application is approved, would any existing dwelling units be legalized? Yes No

If "yes", how many?

17) Existing uses of abutting properties: Residential and Agricultural

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? Yes No

If "yes", indicate the application number(s): _____ or, describe briefly, _____

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? Yes No

If "yes", indicate application number(s) and status of application(s): _____

20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors? Yes No

If 'Yes', indicate application number(s) and status of application(s): _____

21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan? Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, 1000005191 Ontario Limited and 1000005193 Ontario Limited (please print all names), the registered owner(s) of the property described as 3926 Regional Rd 15, Chelmsford

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent,

g) appoint and authorize Travis Antoine / CORY ANTOINE (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 29th day of April, 2024

Rodney Fonger
(witness)

Cory Antoine
signature of Owner(s) or Signing Officer, or Authorized Agent

Print Name: Cory Antoine / Travis Antoine

*I have authority to bind the Corporation

Nia Lewis

From: Rodney Fougere [REDACTED]
Sent: Thursday, May 2, 2024 11:23 AM
To: Nia Lewis
Subject: Variance Application Reasoning

Hello Nia,

I wanted to expand on our reasoning for our variance request application as the space available on the application was very limited.

The relief we are seeking is to construct the detached secondary dwelling unit at 82% of the size of the Primary Dwelling instead of the allowable 45% maximum size as per the by-law. A difference of 37 percentage points in allowable size.

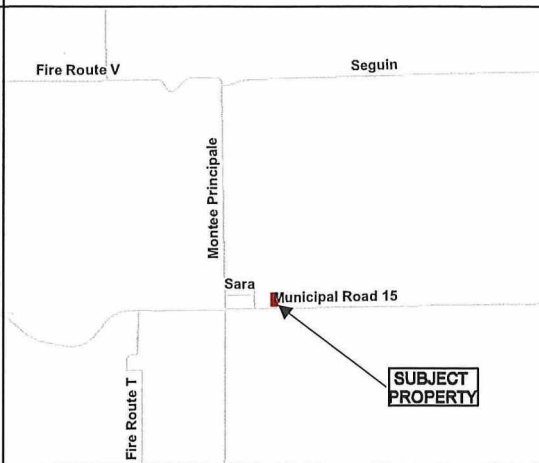
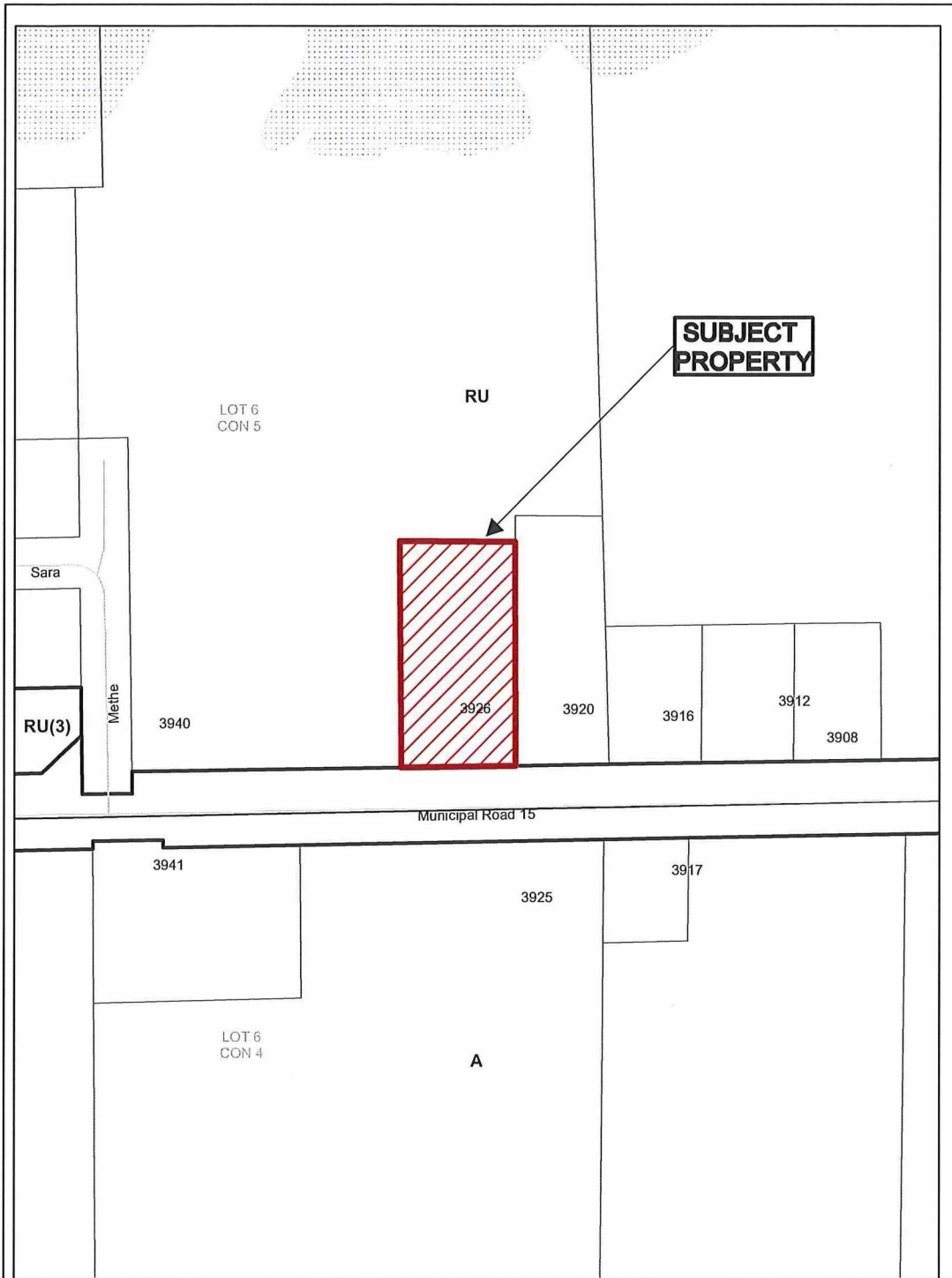
We are seeking this relief due to the fact that the proposed fully handicap accessible Primary Dwelling is not very large for a 1 acre rural property at 126 square meters. 45% maximum allowable size for the Detached Secondary Dwelling Unit would only allow for a 610.3 Sq foot (56.7 sq m) detached secondary dwelling Unit, which would be smaller than the size of two standard hotel rooms. We feel this is too small a living space for seniors who are downsizing from home ownership to apartments with one floor living which is what this detached secondary unit is being designed for as a slab on grade main floor living for seniors.

Our proposed detached secondary dwelling will allow sufficient space for mobility issues, storage and functional living for seniors and there is ample room on the 1 acre property to support the proposed size while aesthetically maintaining the look of the surrounding properties in the neighbouring area.

Best Regards,

Rodney Fougere

Controller
Valley Painting and Construction
2834 Belisle Dr
Val Caron
Ontario
P3N 1B3
[REDACTED]



Application for Minor Variance or Permission



Subject Property being Part of PIN 73345-0318,
 Parcel 26554 SEC SWS, Part Lot 6,
 Concession 5, Part 1, Plan 53R-7209,
 Township of Rayside,
 3926 Regional Road 15, Chelmsford,
 City of Greater Sudbury

Sketch 1, NTS
 NDCA

A0048/2024
 Date: 2024 05 01



Box 5000, Station 'A', 200 Brady Street
Sudbury ON P3A 5P3
Tel. (705) 671-2489, Ext. 4376/4346
Fax (705) 673-2200

Office Use Only 2024 01 01	
A0650/2024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.

- 1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): TODD & MARGARET MAZLUKA Email: [REDACTED]
Mailing Address: 17A Young St Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: CAPREOL Postal Code: P0M 1H0 Fax Phone: [REDACTED]

- 2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify.

Name of Agent: ADRIAN BORTOLUSSI Email: [REDACTED]
Mailing Address: 144 Elm St Home Phone: [REDACTED]
Business Phone: [REDACTED]
City: SUDBURY Postal Code: P3C 1T7 Fax Phone: [REDACTED]
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

- 3) Names and mailing addresses of any mortgagees, holders of charges or other encumbrances. (Give full particulars to ensure that any individual, company, financial institution holding a mortgage, etc. on the subject lands can be notified of this application).

Name: [REDACTED]
Mailing Address: [REDACTED]
City: [REDACTED] Postal Code: [REDACTED]

- 4) Current Official Plan designation: LIVING AREA 1 Current Zoning By-law designation: R1-5

- 5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
<u>By-Law 2010-1002</u>	<u>DEPTH 30.00</u>	<u>22.46 m</u>	<u>6.54 m</u>
	<u>REAR YARD 7.5</u>	<u>1.12 m</u>	<u>6.38 m</u>
	<u>AREA 46.5</u>	<u>373.3 m²</u>	<u>91.7 m²</u>

b) Is there an eave encroachment? Yes No If 'Yes', size of eaves: 0.60 (m)

c) Description of Proposal: A 22.46 m DEPTH WHERE 30 m IS REQUIRED
A 1.12 m REAR YARD WHERE 7.5 m IS REQUIRED
AND 373.3 m² AREA WHERE 465 m² IS REQUIRED

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:
- EXISTING BUILDINGS
- PROPOSED SEWERENCES

6) Legal Description (include any abutting property registered under the same ownership).

PIN(s): 73507-0316 Township: CHARLOTTE
 Lot No.: 16 Concession No.: 6 Parcel(s):
 Subdivision Plan No.: Lot: Reference Plan No.: Part(s):
 Municipal Address or Street(s): # 49 CRESCENT AVE

7) Date of acquisition of subject land. Dec 12/2020

8) Dimensions of land affected.

Frontage 15.25 (m) Depth 23.46 (m) Area 373.3 (m²) Width of Street 20.17 (m)

9) Particulars of all buildings:

	Existing		Proposed
Ground Floor Area:	<u>54.0</u>	<u>9.1</u>	<u>(m²)</u>
Gross Floor Area:	<u>108.0</u>	<u>9.1</u>	<u>(m²)</u>
No. of storeys:	<u>1 1/2</u>	<u>1</u>	<u>(m)</u>
Width:	<u>6.09</u>	<u>3.70</u>	<u>(m)</u>
Length:	<u>10.4</u>	<u>2.40</u>	<u>(m)</u>
Height:	<u>6'4"</u>	<u>2.5'4"</u>	<u>(m)</u>

S.M.A.R.

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing		Proposed
Front:	<u>11.90</u>	<u>-</u>	<u>(m)</u>
Rear:	<u>1.12</u>	<u>-1.34</u>	<u>(m)</u>
Side:	<u>6.86</u>	<u>0.61</u>	<u>(m)</u>
Side:	<u>3.00</u>	<u>-</u>	<u>(m)</u>

S.M.A.R.

- 11) What types of water supply, sewage disposal and storm drainage are available? What type of access to the land?
- | | | | |
|---|-------------------------------------|--|--------------------------|
| Municipally owned & operated piped water system | <input checked="" type="checkbox"/> | Provincial Highway | <input type="checkbox"/> |
| Municipally owned & operated sanitary sewage system | <input checked="" type="checkbox"/> | Municipal Road | <input type="checkbox"/> |
| Lake | <input type="checkbox"/> | Maintained Yearly | <input type="checkbox"/> |
| Individual Well | <input type="checkbox"/> | Maintained Seasonal | <input type="checkbox"/> |
| Communal Well | <input type="checkbox"/> | Right-of-way | <input type="checkbox"/> |
| Individual Septic System | <input type="checkbox"/> | Water | <input type="checkbox"/> |
| Communal Septic System | <input type="checkbox"/> | If access is by water only, provide parking and docking facilities to be used. | |
| Pit Privy | <input type="checkbox"/> | | |
| Municipal Sewers/Ditches/Swales | <input type="checkbox"/> | | |

12) Date(s) of construction of all buildings and structures on the subject land. UNKNOWN

13) Existing use(s) of the subject property and length of time it / they have continued.
 Use(s): RESIDENTIAL Length of time: +/- 50 YRS

14) Proposed use(s) of the subject property.
 Same as #13 or, _____

15) What is the number of dwelling units on the property? 1

16) If this application is approved, would any existing dwelling units be legalized? Yes No
 If "yes", how many? _____

17) Existing uses of abutting properties: RESIDENTIAL

ADD 50/2024

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission? Yes No

If "yes", indicate the application number(s): _____ or, describe briefly, _____

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13? Yes No

If "yes", indicate application number(s) and status of application(s): WILL APPLY SOON

20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors? Yes No

If "Yes", indicate application number(s) and status of application(s): _____

21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan? Yes No

If "yes", provide details on how the property is designated in the Source Protection Plan. _____

PART A: OWNER ACKNOWLEDGEMENT AND CONSENT

I/We, TODD + MARGARET MAZZUCA (please print all names), the registered owner(s) of the property described as # 48 CRESCENT AVE

in the City of Greater Sudbury:

Collection, Use and Disclosure of Information:

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

Authority to Enter Land and Photograph

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

Appointment of Authorized Agent

g) appoint and authorize ADRIAN BORTOLUSSI (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 13th day of March, 2024

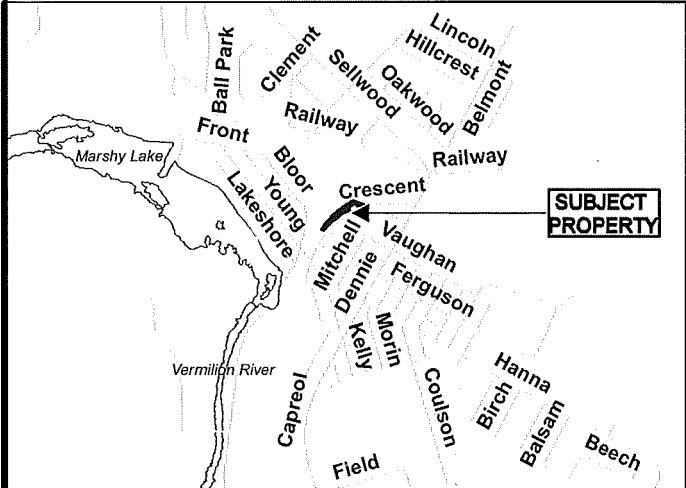
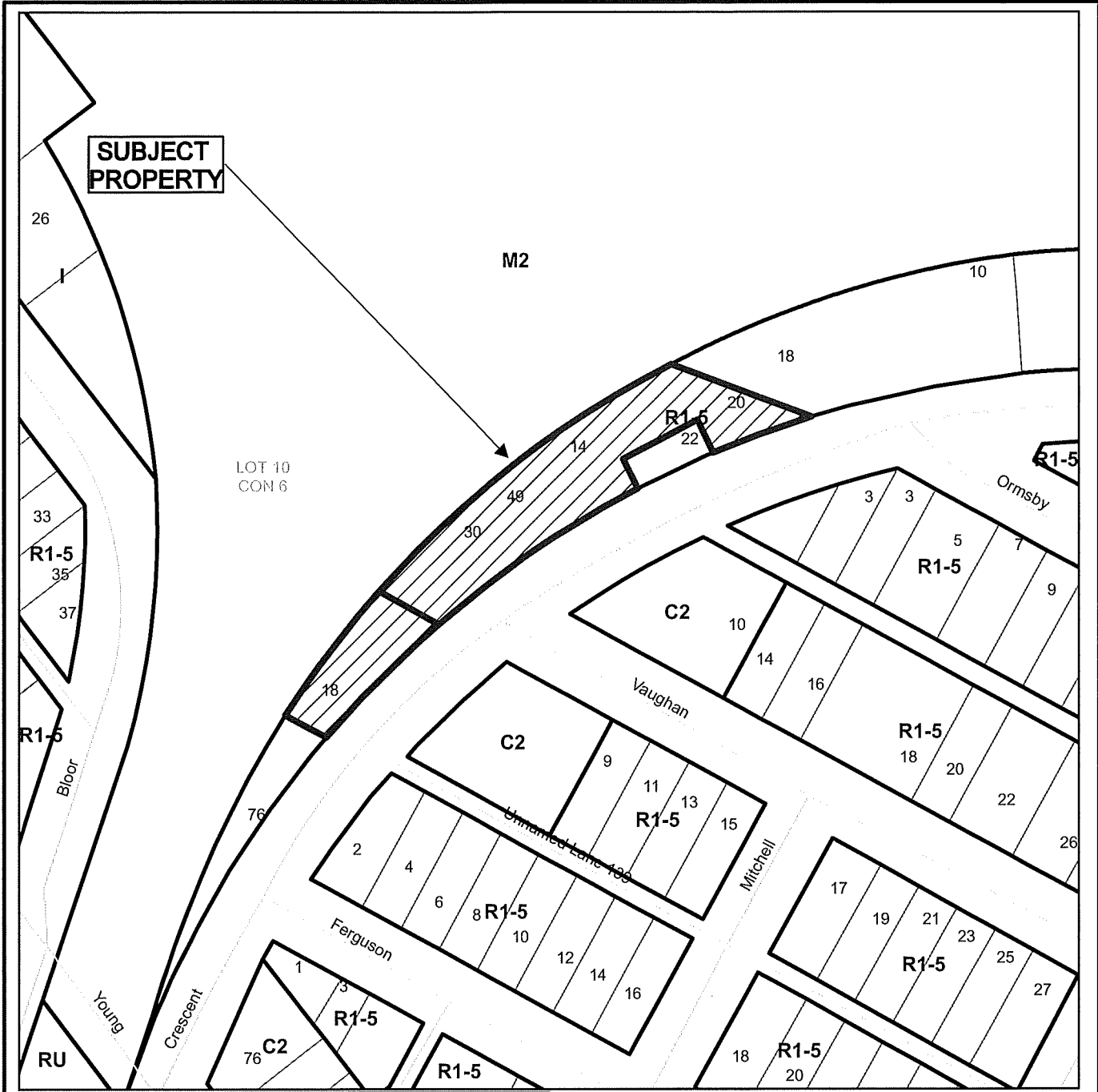
[Signature]
(witness)

[Signature]
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: _____

*I have authority to bind the Corporation
TODD + MARGARET MAZZUCA

ACC05012024



Application for Minor Variance or Permission



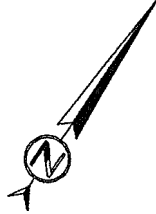
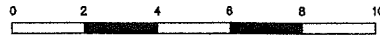
Subject Property being PIN 73507-0316,
 Parcel 6443 SEC SES,
 Part Lot 10, Concession 6,
 as in LT37173, except LT143003, Township of Capreol,
 49 Crescent Avenue, Capreol,
 City of Greater Sudbury

NTS
 Sketch 1

A0050/2024
 Date: 2024 05 06

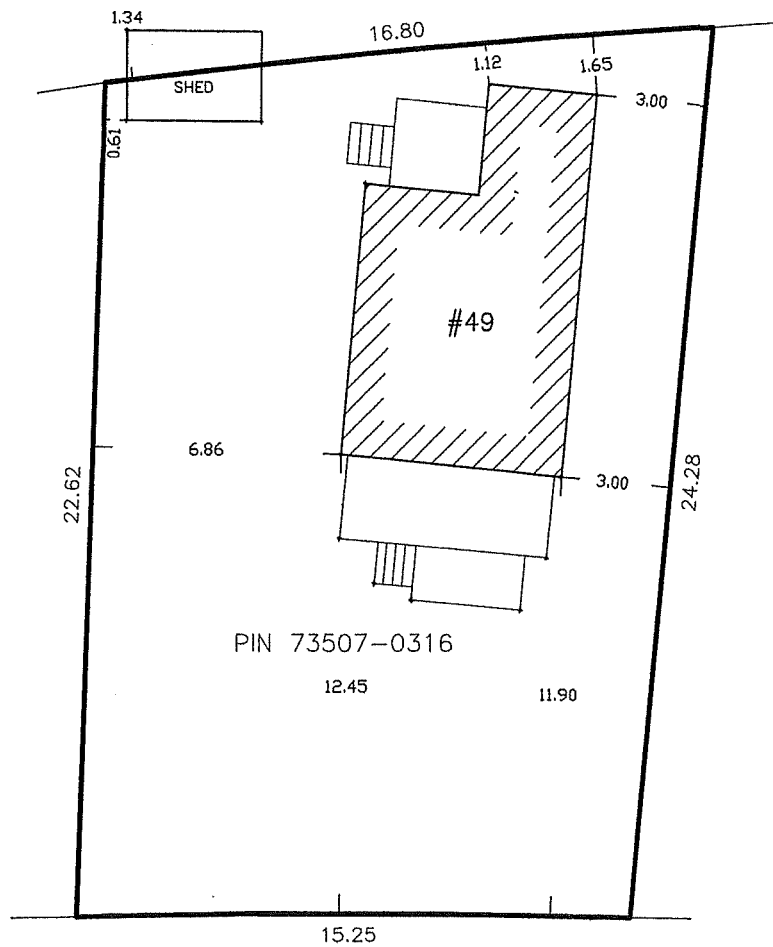
SKETCH OF PROPOSED SEVERENCE
PART OF LOT 10
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF CAPREOL

SCALE 1 : 200 METRIC



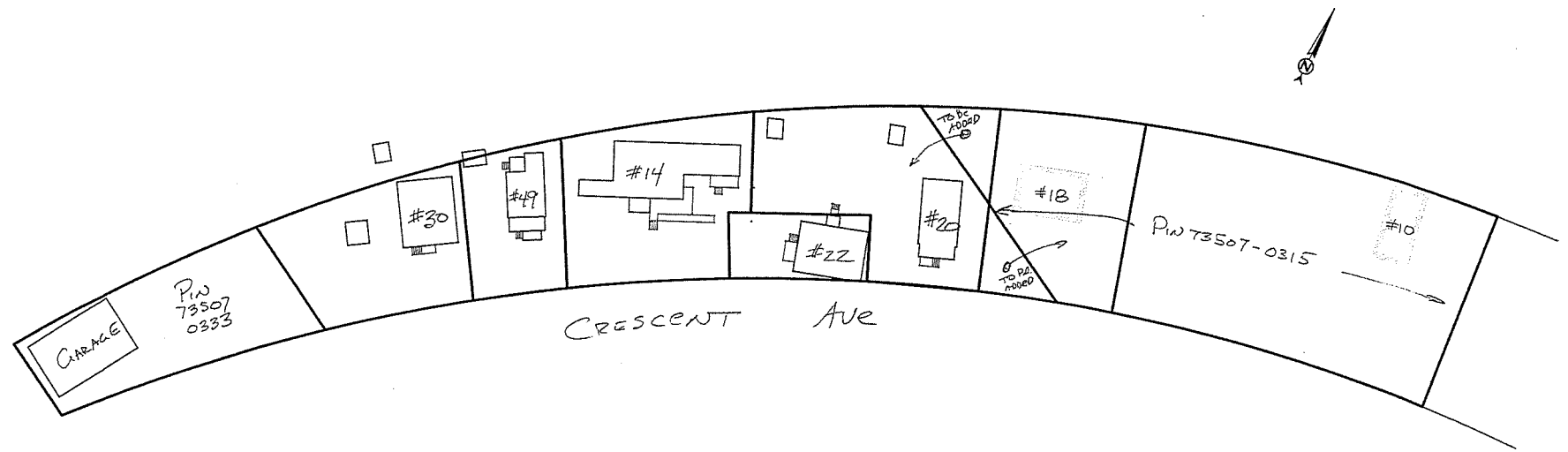
LOT AREA = 373.33m²
DWELLING AREA = 58.94m²
LOT COVERAGE = 15.8%

C N R



CRESCENT AVENUE

A0050/2024
Sketch 2



A0050/2024
Sketch 3